

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
COMPLETED PROJECTS
FOR SALE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary Housing Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Bella Rosa at Verrazano	New Construction	Large Families	NCFUA	1	42	42		42								X
Cristamar at Santa Monica	New Construction	Large Families	NCFUA	1	26	26		26								X
City Heights FTHB Program	Purchase Assistance	Small & Large Families	City Heights	3	12	12		12					\$252,125			
Downtown FTHB Program	Purchase Assistance	Small Families	Centre City	2	2	2			2			\$150,000				
SDHC FTHB Programs - MCCs, Shared Equity's, Downpayment Grants (average income 65% AMI) 2002-2003	Purchase Assistance	Large & Small Families	Citywide		337	337	5	89	189	54	\$4,353,147					
Subtotals					419	419	5	169	191	54	\$4,353,147	\$150,000	\$252,125	\$0	\$0	

RENTAL HOUSING

HOUSING FOR INDIVIDUALS

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary Housing Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Island Village Apartments	New Construction	Single Adults	Centre City Comm Planning Area	2	280	280	84	196			\$2,300,000	\$1,300,000			\$11,000,000	
Villa Harvey Mandel	Demolition & New Construction	Single Adults	Area E of CCDC Plan	2	90	89	89				\$2,000,000	\$920,000				
Subtotals					370	369	173	196	0	0	\$4,300,000	\$2,220,000	\$0	\$0	\$11,000,000	

SENIOR HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary Housing Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Market Square Manor	Demolition & New Construction	Elderly/Seniors	East Village	8	200	198	198				\$1,590,000	\$2,200,000				
Subtotals					200	198	198	0	0	0	\$1,590,000	\$2,200,000	\$0	\$0	\$0	

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
COMPLETED PROJECTS

HOUSING FOR LARGE FAMILIES

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary Housing Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Harbor View Apartments	Rehabilitation	Large Families	Chollas View	4	60	59	6	53			\$900,000				\$3,590,000	
Hollywood Palms	New Construction	Large Families	City Heights	3	94	94	21	73			\$2,200,000				\$6,550,000	
Mesa Family Villas	Demolition & New Construction	Large Families	Otay Mesa/Nestor	8	42	41	7	34			\$1,500,000					
Parkside Apartments	Acquisition/Rehabilitation	Large Families	Mountain View	4	40	39	21	18			\$1,418,838				\$1,800,000	
Seabreeze Farms	New Construction	Large Families	NCFUA	1	37	37	30	7								X
Tesoro Grove	New Construction	Large Families	Otay Mesa/Nestor	8	106	104	24	80			\$2,630,000					
Torrey del Mar	New Construction	Large Families	Torrey Highlands Subarea IV	1	112	112	51	61			\$910,000					X
Urban Village Town Homes	New Construction	Large Families	City Heights	3	116	34		34					\$5,100,000			
Villa Andalucia	New Construction	Large Families	Pacific Highlands Ranch Subarea III	1	32	32	10	22							\$2,231,000	X
Villa Glen	New Construction	Large Families	Torrey Highlands Subarea IV	1	26	25	8	18							\$2,048,000	X
Vista Terrace Hills	Acquisition/Rehabilitation	Large Families	San Ysidro	8	262	260	53	207			\$1,200,000					
Windwood Village	New Construction	Large Families	Pacific Highlands Ranch Subarea III	1	92	91	28	63							\$6,768,000	X
Subtotals					1,019	928	259	670	0	0	\$10,758,838	\$0	\$5,100,000	\$0	\$22,987,000	

HOUSING FOR SMALL FAMILIES

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary Housing Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
900 "F" Apartments	New Construction	Small Families	Centre City	2	115	86			86			\$3,227,000				
Bella Vista	Acquisition/Rehabilitation	Small Families	Lincoln Park	4	170	170	20	150			\$1,000,000				\$10,215,000	
Coronado Terrace	Acquisition/Rehabilitation	Small Families	Nestor	8	312	310	90	220			\$1,400,000					
Delta Place	Acquisition/Rehabilitation	Small Families	Mountainview/ Southcrest	4	43	42	42				\$1,485,943					
Derby Terrace	New Construction	Small Families	NCFUA	1	24	24		24								X
Entrada	New Construction	Small Families	Centre City	2	172	40		22	18			\$3,500,000				
Grant Heights Park Apartments	Acquisition/Rehabilitation	Small Families	Southeast San Diego	8	28	27	27				\$867,279					
Heritage Apartments	New Construction	Small Families	Centre City	2	230	38			38			\$6,000,000				
Sycamore Court Apartments	Acquisition/Rehabilitation	Small Families	City Heights	7	17	16	16				\$778,500					
Subtotals					1,111	753	195	416	142	0	5,531,722	12,727,000	0	0	10,215,000	

SPECIAL PURPOSE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary Housing Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Cortez Hill Family Center	Adaptive Re-use	Homeless	Centre City	2	47	47	47					\$1,500,000				
Mercy Gardens, Inc.	Acquisition/Rehabilitation	Special Purpose	Uptown	3	23	22	22				\$858,894					
Reese Village	New Construction/Rehabilitation	Special Purpose	Eastern Area Planning Committee	7	19	18	18				\$670,000					

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
COMPLETED PROJECTS

Subtotals					89	87	87	0	0	0	\$1,528,894	\$1,500,000	\$0	\$0	\$0
-----------	--	--	--	--	----	----	----	---	---	---	-------------	-------------	-----	-----	-----

OWNER-OCCUPIED REHABILITATION

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				SDHC	PUBLIC FINANCING			Month/Year Completed
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%		CCDC	City Redevelopment Division	SEDC	
Mt. Hope Rehab. Program	Rehab. of Existing Homes	Small Familes	Southeast San Diego	4	69	69	38	25	6				\$584,488		1991-2004
Owner-Occupied Rehabilitation	Single Family Residences	Existing Homeowners	Citywide		226	226	142	78	6		\$1,537,451				2003
Subtotal					295	295	180	103	12	0	1,537,451	0	584,488	0	

					Total Units	Restricted Units	INCOME LEVEL				SDHC	PUBLIC FINANCING			
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%		CCDC	City Redevelopment Division	SEDC	Bonds
GRAND TOTALS COMPLETIONS					3,503	3,049	1,097	1,554	345	54	\$29,600,052	\$18,797,000	\$5,936,613	\$0	\$44,202,000

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
COMPLETED PROJECTS

Month/Year Completed
Oct-03
Sep-03
2002-2004
2002-2003
2002-2003

Month/Year Completed
Aug-03
Jun-03

Month/Year Completed
Sep-03

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
COMPLETED PROJECTS

Month/Year Completed
Oct-02
Oct-02
Dec-02
Feb-03
Aug-01
Feb-03
Oct-02
Aug-03
Jul-03
Jul-03
Sep-02
May-03

Month/Year Completed
May-02
Dec-02
Oct-02
Nov-02
Aug-01
Jun-04
Oct-02
Sep-02
Apr-03

Month/Year Completed
Dec-02
May-02
May-02

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
COMPLETED PROJECTS

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
PIPELINE PROJECTS
FOR SALE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary Housing Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Casitas del las Floricitas	New Construction	Large Families	San Ysidro	8	8	8		8					\$800,000			
City Heights FTHB	Purchase Assistance	Small & Large Families	City Heights	3	12	12		12					\$402,875			
Downtown FTHB Program	Purchase Assistance	Small Families	Centre City	2	11	11			11			\$830,000				
La Boheme	New Construction	Small Families	North Park	3	224	45			45				\$3,000,000			
Pardee Unit 16	New Construction	Large Families	NCFUA	1	60	60		60								X
Renaissance at North Park	New Construction	Large Families	North Park	3	14	14			14				\$2,836,000			
Smart Corner - FTHB	New Construction	Individuals	Centre City	2	299	25			25			\$1,000,000				
Sycamore Walk	New Construction	Large Families	NCFUA	1	70	70		70								X
Subtotals					698	245	0	150	95	0	\$0	\$1,830,000	\$7,038,875	\$0	\$0	

RENTAL HOUSING

HOUSING FOR INDIVIDUALS

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary Housing Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Market Street Village II	New Construction	Individuals	Centre City	2	24	24	12	12								
Subtotals					24	24	12	12	0	0	\$0	\$0	\$0	\$0	\$0	

SENIOR HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary Housing Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Casa Colina	Acquisition/Rehabilitation/Preservation	Elderly/Seniors	City Heights	7	75	74	8	66			\$1,600,000				\$3,355,000	
Renaissance North Park Seniors	New Construction	Elderly/Seniors	North Park	3	96	94	94				\$1,990,606		\$2,364,000			
St. Stephens Senior Apartments	New Construction	Elderly/Seniors	Central Imperial	4	50	49	49				\$927,158					
Talmadge Senior Village (fka Ken-Tal)*	New Construction	Elderly/Seniors	City Heights	3	91	90	90				\$1,885,000	\$2,400,000	\$1,400,000			
Subtotals					312	307	241	66	0	0	\$6,402,764	\$2,400,000	\$3,764,000	\$0	\$3,355,000	

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
PIPELINE PROJECTS

HOUSING FOR LARGE FAMILIES

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary Housing Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Beyer Courtyard	New Construction	Large Families	San Ysidro	8	60	59	14	45			\$4,210,000				\$7,400,000	
The Crossing	New Construction	Large Families	NCFUA	1	108	108		108								X
Fairbanks Ridge	New Construction	Large Families	NCFUA	1	204	204		204								X
Lillian Place *	New Construction	Large Families	Centre City	2	74	74	45	14	15			\$5,450,000				
Metro Villas	New Construction	Large Families	City Heights	3	120	118	118				\$1,000,000	\$2,000,000	\$2,600,000			
Rancho del Norte	New Construction	Large Families	Rancho Bernardo	1	119	119	37	82							\$9,825,000	
Sycamore Estates	New Construction	Large Families	NCFUA	7	106	106		106								X
Subtotals					791	788	214	559	15	0	\$5,210,000	\$7,450,000	\$2,600,000	\$0	\$17,225,000	

HOUSING FOR SMALL FAMILIES

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary Housing Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Broadway Square	New Construction	Small Families	Centre City	2	394	293	82	9	202			\$6,000,000			\$29,500,000	
Hillside Gardens Apartments	Acquisition/Rehabilitation/Preservation	Small Families	Mid-City	7	360	144	36	108							\$27,378,050	
Morena Vista	New Construction	Small Families	Linda Vista	6	184	18			18				\$4,800,000			
Subtotals					938	455	118	117	220	0	\$0	\$6,000,000	\$4,800,000	\$0	\$56,878,050	

SPECIAL PURPOSE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary Housing Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Harbor View Project (379 TH beds) *	Adaptive Re-use	Homeless	Bankers Hill	2	97	97	97				\$402,368	\$2,000,000				
Ninth & F - Catholic Charities	New Construction	Mentally Ill	Centre City	2	24	23	23				\$75,000	\$1,844,000				
Paseo Glenn Apartments	Acquisition/Rehabilitation	Homeless	Mission Hills	2	14	13	13				\$591,881					
Veterans Village (112 beds)	New Construction	Homeless	North Bay	2	56	56	56				\$82,000		\$575,000			
Subtotals					191	189	189	0	0	0	\$1,151,249	\$3,844,000	\$575,000	\$0	\$0	

OWNER-OCCUPIED REHABILITATION

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING			
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC
Housing Enhancement Loan Program (HELP)	Rehab. of Existing Homes	Small & Large Families	Crossroads	7	30	30		15	15				\$452,000	

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
PIPELINE PROJECTS

City Heights Rehabilitation Loan Program	Rehab. of Existing Homes	Small & Large Familes	City Heights	3	55	55		20	35				\$1,035,000	
Subtotal					85	85	0	35	50	0	\$0	\$0	\$1,487,000	\$0

				INCOME LEVEL						PUBLIC FINANCING				
				Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds
GRAND TOTALS PIPELINE				3,039	2,093	774	939	380	0	\$12,764,013	\$21,524,000	\$20,264,875	\$0	\$77,458,050

* Affordable Housing Program Notice of Funding Availability (NOFA)

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
PIPELINE PROJECTS

Estimated Completion Date
May-04
Oct-05
Dec-06
Jul-04

Estimated Completion Date
Dec-05

Estimated Completion Date
Oct-04
Dec-05
Feb-05
Oct-05

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
PIPELINE PROJECTS

Estimated Completion Date
Jul-05
Mar-06
Sep-04
Dec-04

Estimated Completion Date
Sep-05
Sep-04
Dec-05

Estimated Completion Date
May-05
Sep-04
Oct-04

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
PIPELINE PROJECTS

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004

COMPLETED PROJECTS

CCDC/CRD/SEDC/SDHC

Project Name	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					TOTAL PUBLIC FINANCING
			Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bond	
For Sale Housing	419	419	5	169	191	54	\$4,353,147	\$150,000	\$252,125	\$0	\$0	\$4,755,272
Housing For Individuals	370	369	173	196	0	0	\$4,300,000	\$2,220,000	\$0	\$0	\$11,000,000	\$17,520,000
Senior Housing	200	198	198	0	0	0	\$1,590,000	\$2,200,000	\$0	\$0	\$0	\$3,790,000
Large Families	1,019	928	259	670	0	0	\$10,758,838	\$0	\$5,100,000	\$0	\$22,987,000	\$38,845,838
Small Families	1,111	753	195	416	142	0	\$5,531,722	\$12,727,000	\$0	\$0	\$10,215,000	\$28,473,722
Special Purpose Housing	89	87	87	0	0	0	\$1,528,894	\$1,500,000	\$0	\$0	\$0	\$3,028,894
Owner Occupied Rehabilitation	295	295	180	103	12	0	\$1,537,451	\$0	\$584,488	\$0	\$0	\$2,121,939
TOTAL COMPLETIONS	3,503	3,049	1,097	1,554	345	54	\$29,600,052	\$18,797,000	\$5,936,613	\$0	\$44,202,000	\$98,535,665

PIPELINE PROJECTS

Project Name	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					TOTAL PUBLIC FINANCING
			Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bond	
For Sale Housing	698	245	0	150	95	0	\$0	\$1,830,000	\$7,038,875	\$0	\$0	\$8,868,875
Housing For Individuals	24	24	12	12	0	0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Housing	312	307	241	66	0	0	\$6,402,764	\$2,400,000	\$3,764,000	\$0	\$3,355,000	\$15,921,764
Large Families	791	788	214	559	15	0	\$5,210,000	\$7,450,000	\$2,600,000	\$0	\$17,225,000	\$32,485,000
Small Families	938	455	118	117	220	0	\$0	\$6,000,000	\$4,800,000	\$0	\$56,878,050	\$67,678,050
Special Purpose Housing	191	189	189	0	0	0	\$1,151,249	\$3,844,000	\$575,000	\$0	\$0	\$5,570,249
Owner Occupied Rehabilitation	85	85	0	35	50	0	\$0	\$0	\$1,035,000	\$0	\$0	\$1,035,000
TOTAL IN PIPELINE	3,039	2,093	774	939	380	0	\$12,764,013	\$21,524,000	\$19,812,875	\$0	\$77,458,050	\$131,558,938

Definitions:

**COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
SUMMARY**

Bond Financing: Bonds are private activity bonds for specific housing projects.

Large Family: 3 & 4 Bedroom units.

Live / Work: Live/work quarters must have at least 750 sq ft with 33% or more dedicated to residential use by individual or family. "Worker" must be artist, artisan, or similarly situated individual. (Municipal Code / Ch 14, page 13)

Living Unit: Each unit within a living unit project must have at least 150 sf of net floor area. The average size of all living units may not exceed 275 sf. When a living unit exceeds 400 sf in area, existing underlying zone density and parking standards for a 1 bedroom apartment unit apply. (Municipal code Ch. 10, pg. 8, Article 3).

Lofts: Graduated income to sf ratio.

Pipeline Projects: Projects that have received all necessary approvals and are in various stages of production.

Potential Projects: Projects that are under review for potential funding.

Residential Unit: Must have 220 sq ft or more, kitchen and bath. Includes SROs also. (State Model Building Code*)

Small Family: 1 & 2 Bedroom units.

Special Purpose Housing: Special Purpose populations are those at immediate risk of becoming homeless or those in need of special services. Special resident populations include those with physical and/or mental disabilities, chronic health problems (including HIV/AIDS), and difficulties caused by substance abuse recovery.

SRO: A guest room in a hotel where 20% of the rooms serve single room occupants within a space between 70 and 220 sq ft with private or shared sanitary facilities and no kitchen. (Municipal Code / Ch 11, pg 20).

Studio: Must have a minimum of 220 sq ft without bedroom. (State Model Building Code*)

Transitional Housing: Residential accommodations for limited time with supportive services and counseling to prepare clients for independent living. Must have 70 sq ft of sleeping space per resident; 5 sq ft living space per bed; 8 sq ft of storage/closet area; and full bath facilities per 7 beds. (Municipal Code/ Ch. 14, pg 15).

* State Model Building Code sets minimum space requirements and adopted by the City of San Diego.

COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
SUMMARY

**COMPREHENSIVE AFFORDABLE HOUSING LISTING 2003-2004
CCDC/CRD/SEDC/SDHC
SUMMARY**